177.0	0009	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,900 / 907,900
					USE VALUE:	907,900 / 907,900
					ASSESSED:	907,900 / 907,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS VIRGINIA A
Owner 2:	ANDERSON ROSEMARY H
Owner 3:	
Street 1:	56 PIEDMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS VIRGINIA A -
Owner 2:	-
Street 1:	56 PIEDMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 3496 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	508,900		399,000	907,900
Total Card	0.115	508,900		399,000	907,900
Total Parcel	0.115	508,900		399,000	907,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.73 /Parcel: 259.73

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120238

GIS Ref

GIS Ref

Insp Date 08/31/18

!13951!

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0009-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	508,900	0	5,000.	399,000	907,900		Year end	12/23/2021
2021	101	FV	491,000	0	5,000.	399,000	890,000		Year End Roll	12/10/2020
2020	101	FV	491,000	0	5,000.	399,000	890,000	890,000	Year End Roll	12/18/2019
2019	101	FV	379,400	0	5,000.	393,300	772,700	772,700	Year End Roll	1/3/2019
2018	101	FV	379,400	0	5,000.	302,100	681,500	681,500	Year End Roll	12/20/2017
2017	101	FV	379,400	0	5,000.	285,000	664,400	664,400	Year End Roll	1/3/2017
2016	101	FV	379,400	0	5,000.	262,200	641,600	641,600	Year End	1/4/2016
2015	101	FV	349,600	0	5,000.	245,100	594,700	594,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:02:39

LAST REV

Date	Time
10/02/18	12:16:18
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13951

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILLIAMS VIRGIN	55095-337		8/2/2010		99	No	No		
MCCLOSKEY JOHN/	25452-567		6/30/1995		238,000	No	No		Y

USER DEFINED

Prior Id # 1:	120238
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/26/2008	1458	Inter Fi	116,850	C		G10	GR FY10	INT FINISH, SIDING
6/6/2008	574	Addition	200,000	C	7/7/2008	G10	GR FY10	GUT REHAB, 3rd LEV
4/25/2008	402	Demoliti	46,840	C		G10	GR FY10	gut int & remove s
6/22/2005	515	Re-Roof	4,000					
3/15/1995	107		1,000					ADD 10X14 WDK
2/21/1995	68		2,500					ADD TO 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	HS	Hanne S
12/16/2008	Measured	345	PATRIOT
7/7/2008	Fieldrev-Chg	BR	B Rossignol
1/4/2000	Mailer Sent		
12/30/1999	Entry Denied	243	PATRIOT
7/22/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	0.95038617
Const Adj.:	0.99989998
Adj $ / SQ:	104.532
Other Features:	117975
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533393
Depreciation:	24536
Depreciated Total:	508857

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	1

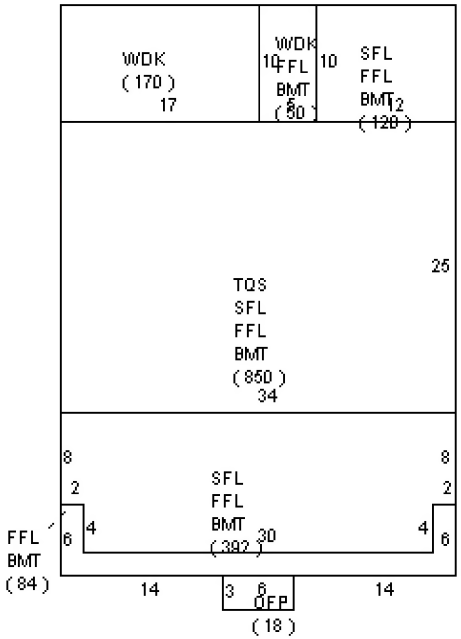
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	104.53
Special Features:	0	Val/Su Net:	97.30
Final Total:	508900	Val/Su SzAd	145.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,496	31.360	46,914
FFL	First Floor	1,496	104.530	156,380
SFL	Second Floor	1,362	104.530	142,373
TQS	3/4 Story	638	104.530	66,639
WDK	Deck	220	10.540	2,320
OFP	Open Porch	18	44.000	792

Net Sketched Area:	5,230	Total:	415,418
Size Ad	3495.5	Gross Area	5442	FinArea	3496
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0009-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc